

TOWN CENTRE PROJECT PANEL

26 SEPTEMBER 2006

Chairman:	* Councillor Marilyn Ashton	
Councillors:	* David Ashton	* Navin Shah
	* Mrs Kinnear	* Bill Stephenson (1)
	* Chris Mote	
Advisers (non-voting):	* Mr Abe Hayeem	– Canons Park Residents' Association
	* Mr Baj Mathur	– Harrow Heritage Trust
	* Mr John Palmer	– Harrow Agenda 21
	* Mr A Wood	– Harrow Public Transport Users' Association

* Denotes Member present
(1) Denotes category of Reserve Member

PART I - RECOMMENDATIONS**RECOMMENDATION 1 - Progress on UDP Proposal Site 6: Harrow on the Hill Station**

The Panel received a report of the Director of Planning Services, which set out the progress made on issues relating to the Unitary Development Plan (UDP) Proposal Site 6, following discussions with Harrow College, Transport for London (TfL)/Metronet, Quintains and Dandara; all the current land owners surrounding the site under discussion. The report sought approval to a number of recommendations for submission to Cabinet in order to show support for the funding bid made by Harrow College to the Learning and Skills Council (LSC) for a new consolidated college in the Town Centre. This would largely be located on Lowlands Recreation Ground which was owned by the Council and involve a land swap between the Council and Harrow College. It was noted that the LSC would be making a decision on the funding bid on 5 October 2006.

To assist the Panel, a copy of the document titled '*Harrow on the Hill Station – Planning Brief, July 2005*' was circulated to Members and advisers. The Planning Brief had been prepared to help shape redevelopment proposals for land at and around Harrow on the Hill Station and established a set of principles to ensure a comprehensive approach to development in Harrow Town Centre.

The Director of Planning Services (Urban Living) stated that the over-arching primary objective of the Council's policy in relation to this site was to develop and ensure a step change in public transport which would provide the foundation on which the Town Centre could build for the future. This would require significant funding from all involved in the proposals, and this would leave less money to achieve other planning and development objectives, including affordable housing. He added that Harrow College would be under an obligation to make a significant contribution towards the cost of the overall development of the tube and bus stations; the remainder of the cost to be funded by adjoining site owners. The Panel was briefed on the ongoing negotiations with these companies.

The Director stated that the Council's vision was to create a new north/south connection, which might involve the pedestrianisation of College Road. It was intended to create a town centre, which combined development that was sustainable, delivered on housing and retail space, made public transport fully accessible and provided a traffic free environment.

The Panel also received contributions from its advisory members who suggested a number of ways in which the various sites surrounding Harrow on the Hill Station could be reconfigured to help transform Harrow Town Centre into a distinctive and attractive environment that would help change the face of Harrow. It was noted that many of the various suggestions put forward had previously been explored and tested, some of which had already been taken on board. Additionally, the Panel was advised that the Council was exploring options, which could remove traffic from College Road and introduce a town square. Proposals for a new library and a performance/exhibition centre in Harrow Town Centre had not been discounted either.

In response to questions, the Director assured the Panel that other sites had been considered for the redevelopment of Harrow College and that the option set out in his report was considered to be the most suitable. Additionally, the reference to waive the

normal affordable housing requirement applied only to the existing Harrow College site. Issues in relation to the height of new buildings in and around the Harrow Town Centre would be a matter for the Council's Development Control Committee and planning requirements. However, in the interim, a decision was required in relation to the re-siting of Harrow College and its bid to the LSC.

A Member remarked that the Council's Strategic Planning Advisory Panel should also have considered the report; this was noted.

Following further discussion, it was

Resolved to RECOMMEND: (to Cabinet)

That (1) all developments within the proposal site 6 (PS6) site should contribute to the delivery of the key objective of a new transport hub for the Borough; contributions were likely to be both financial through a S106 Agreement and, where necessary, in the form of land;

(2) the provision of improved public transport infrastructure should be the Council's primary objective and, where necessary, take priority over other policy considerations;

(3) contributions from individual sites would be determined on the basis of the estimated overall cost of public transport improvements together with an economic appraisal of the appropriate level of contribution;

(4) the progress made in discussions with Harrow College, TfL/Metronet, Quintains and Dandara, as set out in the Director's report, be noted;

(5) formal representations be made to TfL/Metronet on the need for comprehensive proposals to make Harrow on the Hill Station fully accessible

Reason for Recommendation: To ensure that the Council's primary objective of securing a step change in public transport was achieved.

[Note: Councillors Navin Shah and Bill Stephenson wished to have their concerns recorded as to the content of paragraphs 3 and 4 of page 3 of the report considered by the Panel in relation to the waiver of affordable housing].

(See also Minute 14).

PART II - MINUTES

13. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Phillip O'Dell	Councillor Bill Stephenson

14. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
8. Progress on UDP Proposal Site 6: Harrow on the Hill Station	Councillor Mrs Kinnear	Declared a personal interest in that she lived on the edge of Harrow Town Centre, on the opposite side of the site under consideration. Accordingly, she remained in the room whilst this matter was considered and voted upon.
	Councillor Navin Shah	Declared a personal interest in that he lived near the site under consideration. Accordingly, he remained in the room whilst this matter was considered and voted upon.

Councillor Bill Stephenson

Declared a personal interest in that he was Governor of Harrow College. Accordingly, he remained in the room whilst this matter was considered and voted upon.

15. **Arrangement of Agenda:**

Members noted that item 10 which related to the appointment of an adviser to the Panel would be considered after item 7.

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda items be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
8. Progress on UDP proposal Site 6: Harrow on the Hill Station	This report was not available at the time the agenda was printed and circulated, as it could not be finalised until negotiations with the relevant parties had been completed. Members were requested to consider this item, as a matter of urgency, so that a recommendation could be made to the Cabinet in time for the outcome to be reported to the Learning and Skills Council when it considered funding bids in October 2006.
10. Item placed on the agenda at the request of a Member of the Panel - Appointment of an Adviser to the Panel	This item was not included on the agenda at the time of its circulation as the potential adviser had yet to be contacted about the possibility of him serving on the Panel. Members were requested to consider this item, as a matter of urgency, in order to allow the appointment to be made, thereby allowing the appointee to participate at the meeting.

(2) all items be considered with the press and public present.

16. **Minutes:**

RESOLVED: That consideration and the signing of the minutes of the meeting held on 1 August 2006 be deferred until printed in the next Council Bound Minute Volume.

17. **Public Questions/Petitions/Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rules 15, 13 and 14 (Part 4E of the Constitution) respectively.

18. **Appointment of an Adviser to the Panel:**

RESOLVED: That Mr Anthony Wood, representing the Harrow Public Transport Users' Association, be appointed as a non-voting adviser to the Panel for the remainder of the Municipal Year 2006/07.

19. **Progress on UDP Proposal Site 6: Harrow on the Hill Station:**
(See Recommendation 1).

20. **Any Other Urgent Business:**

Advisers

In response to a question, the Chairman stated that, in order to ensure continuity, it would not be appropriate for advisers to send a deputy on their behalf to meetings of the Panel.

RESOLVED: That the position be noted.

(Note: The meeting having commenced at 7.30 pm, closed at 9.14 pm)

(Signed) COUNCILLOR MARILYN ASHTON
Chairman